

**City of Greensboro Planning Department
Zoning Staff Report
March 13, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A
Location: 5907 Ballinger Road (South side of Ballinger Road west of New Garden Road)

Applicant: Tony Bynum
Owner: Tony Bynum

From: RS-15
To: CD-RM-12

- Conditions:**
- 1) Uses limited to residential multifamily or single family dwellings designed for sale.
 - 2) Maximum of four (4) dwelling units.
 - 3) No structure shall exceed 2 above ground stories in height.
 - 4) The exterior of all structures shall be constructed primarily of brick building materials.

SITE INFORMATION	
Maximum Developable Units	4
Net Density	5.1 dwelling units per acre
Existing Land Use	Single family detached dwelling
Acreage	0.78
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Grass / mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Institutional / Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single family detached dwelling / undeveloped	RS-15
<i>South</i>	2 single family detached dwellings	RS-15
<i>East</i>	Fire Station #18	RS-15
<i>West</i>	Ballinger Manor Townhomes	CD-RM-12

ZONING HISTORY		
Case #	Year	Request Summary
3199	2003	A request to rezone this property and the lot to the west from RS-15 to CD-RM-12 received a favorable recommendation from the Zoning Commission and was approved by City Council in November 2003.
3281	2004	<p>A request to rezone the subject property from CD-RM-12 to RS-15 was approved by the Zoning Commission in September 2004.</p> <p>The RS-15 zoning was established at the time of city-wide remapping to implement the UDO (July 1, 1992). Prior to the UDO, this property was zoned Residential 120S.</p>

DIFFERENCES BETWEEN RS-15 (EXISTING) AND CD-RM-12 (PROPOSED) ZONING DISTRICTS
RS-15: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 2.5 units per acre or less.
CD-RM-12: Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. See Conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	Ballinger Road – Collector Street.
Site Access	A maximum of one access will be approved by GDOT and will be required to meet the City of Greensboro driveway standards.
Traffic Counts	Ballinger Road ADT = 1,000.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Site drains to Greensboro Watershed WS III
Floodplains	N/A
Streams	N/A
Other	Maximum percentage of built upon area per watershed density is 70%. Low density development is for sites where the proposed built upon area is from 0-24% of the total site acreage and high density development is from 24-70%. If high density development is proposed all the built upon area must drain and get treated by a State approved device (pond or similar).

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>South</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being

achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This property is on the border between Low Residential and Institutional on the Generalized Future Land Use Map.

There is an existing single family detached dwelling on the property.

Staff recommended in favor of the initial rezoning request which included this lot in a rezoning proposal. Part of the reasoning for this favorable recommendation was that it would result in a land use pattern progressing westward along Ballinger Road consisting of a fire station, a low density townhouse development as a transitional land use, and then single family detached dwellings.

The density of 5.1 units per acre is consistent with the fact that this property is on the border between Institutional and Low Residential on the Generalized Future Land Use Map of Connections 2025.

This request meets the Housing and Neighborhoods Goal of the Comprehensive Plan. It is consistent with Connections 2025 policies of promoting mixed-income neighborhoods and promoting the diversification of new housing stock to meet the needs for suitable housing.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.